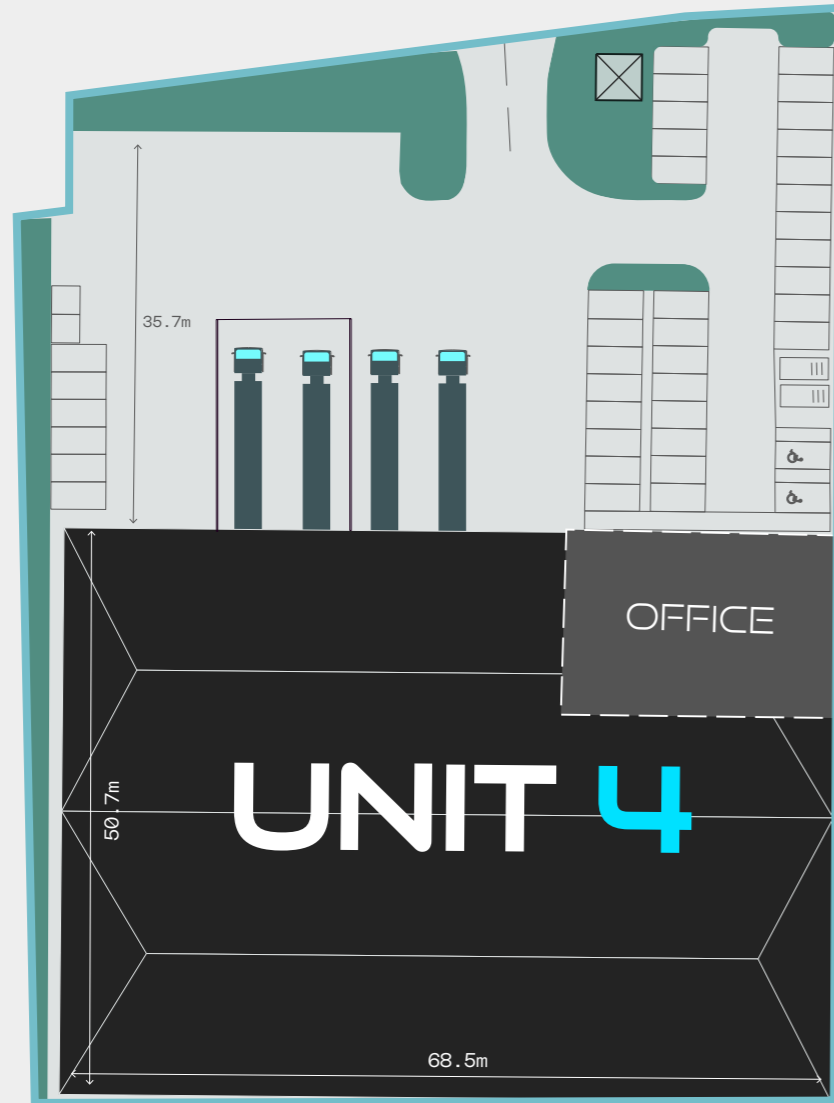


# Unit 4



**38,525 SQ FT**

GROUND FLOOR

**4,155 SQ FT**

FIRST FLOOR OFFICE

**42,680 SQ FT**

TOTAL (GEA)

350KVA POWER



12.5M CLEAR  
INTERNAL HEIGHT



2 DOCK LEVEL  
LOADING DOORS



2 LEVEL ACCESS  
LOADING DOORS



35M  
YARD DEPTH



1ST FLOOR  
OFFICE



40 CAR  
PARKING SPACES



3 EV CHARGING  
POINTS



3 PV  
PANELS



CYCLE  
SHELTERS

**BREEAM**

BREEAM  
'EXCELLENT'